



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**9310 W 148th Pl, Overland Park, KS 66221**

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**Inspection Date: 06/05/2009**

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**Report Number: 06052009-1A**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces south.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

**All issues found in this report should be addressed with the appropriate parties to make any improvements, corrections or repairs necessary. All improvements, corrections and repairs should meet the satisfaction of the client named on this report and the inspection agreement associated with this report prior to closing. This report and the findings listed herein are intended for the client only and is not transferable without a signed written agreement.**

**Seller comments are in red. Any items without seller comments should be considered “as is”**

### Foundation

- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Flashings

- **Monitor:** The skylight flashings should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

### Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge (example at downspout discharge below deck steps)

### Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (examples at bottom edge of siding). These areas should be painted to prevent water damage or rot in the future. **Repaired**
- **Monitor:** Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking these areas is standard maintenance for this type of siding.
- **Repair:** The paint on the trim around the siding is peeling (example at west side siding trim). These areas should be painted to prevent water damage and rot. **Repaired**

### Garage

- **Repair:** The east garage door opener is disconnected from the overhead door. It should be repaired as necessary. **Repaired**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house (example at west side). This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

### Deck

- **Improve:** The deck railing should be painted or stained to improve durability.
- **Repair:** The deck baluster is loose and needs repair. **Repaired**

### Driveway/Walkway

- **Monitor:** The driveway and walkway have typical minor cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Landscaping

- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation. **Repaired**

### Fencing

- **Monitor:** The fencing is in fair condition. Previous repairs were observed.

### Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. These receptacles should be replaced (example at front porch and garage GFCI (marked with blue tape). **Repaired**

### Lights

- **Repair:** The light is inoperative (examples at furnace room, garage entry hall, master bedroom and master bath). If the bulbs are not blown, the circuit should be repaired. **Repaired**

### Central Air Conditioning

- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

### Plumbing Fixtures

- **Repair:** The sink drain plug is inoperative or missing and needs repair (examples at southwest bedroom bath left sink and northeast bedroom bath). **Repaired**
- **Repair:** The shower head at the basement bath is leaky. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk in the master shower should be replaced. **Repaired**

### Wall / Ceiling Finishes

- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average

### Floors

- **Monitor:** Surface wear at the vinyl flooring in the laundry room was noted.
- **Monitor:** The carpet is stained.
- **Monitor:** It may be desirable to stretch the carpet at the northeast bedroom.

### Windows

- **Monitor, Repair:** Surface wear to the paint was noted at some of the window frames/sills and at dining room front corner.
- **Repair:** Loose window weather strip at the master bathroom window bottom edge should be repaired. **Repaired**
- **Monitor:** It may be desirable to replace window screen(s) where missing (example at family room northwest window). The owner should be consulted regarding any screens that may be in storage.

### Doors

- **Repair:** Door(s) should be adjusted as necessary to latch properly (examples at upstairs hall closet, closet near garage entry to kitchen, southwest bedroom bath and upstairs northeast bedroom). **Repaired**

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.  
In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 74 degrees F.

### RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Basement Configuration •85% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Waferboard Sheathing Over Spaced Plank Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

### General Comments

No major defects were observed in the accessible structural components of the house.

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

## LIMITATIONS OF STRUCTURE INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- There was no access to the side attic areas (behind the “knee wall”).

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry •Metal below siding
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above & below grade
<b>Skylights:</b>	•Curb-Type
<b>Method of Inspection:</b>	•Viewed from ladder at eave •Viewed with binoculars

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration. The gutters are clean.

### RECOMMENDATIONS / OBSERVATIONS

#### Flashings

- **Monitor:** The skylight flashings should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

#### Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge (example at downspout discharge below deck steps)

## LIMITATIONS OF ROOFING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Stucco •Hardboard
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete •Stone
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Treated Wood
<b>Overhead Garage Door(s):</b>	•Wood •Automatic Opener Installed
<b>Surface Drainage:</b>	•Graded Away From House
<b>Retaining Walls:</b>	•Wood •Stone
<b>Fencing:</b>	•Wood

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The wood window frames are in generally good condition. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (examples at bottom edge of siding). These areas should be painted to prevent water damage or rot in the future. **Repaired**
- **Monitor:** Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking these areas is standard maintenance for this type of siding.
- **Repair:** The paint on the trim around the siding is peeling (example at west side siding trim). These areas should be painted to prevent water damage and rot. **Repaired**

### Garage

- **Repair:** The east garage door opener is disconnected from the overhead door. It should be repaired. **Repaired**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house (example at west side). This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

### Deck

- **Improve:** The deck railing should be painted or stained to improve durability.
- **Repair:** The deck baluster is loose and needs repair. **Repaired**

### Driveway/Walkway

- **Monitor:** The driveway and walkway have typical minor cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Landscaping

- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation. **Repaired**

### Fencing

- **Monitor:** The fencing is in fair condition. Previous repairs were observed.

## LIMITATIONS OF EXTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: Basement
<b>Service Grounding:</b>	•Aluminum-Insulated •Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Basement
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Exterior •Garage •Kitchen •Basement
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

### General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

## RECOMMENDATIONS / OBSERVATIONS

### Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. These receptacles should be replaced (example at front porch and garage GFCI (marked with blue tape). **Repaired**

### Lights

- **Repair:** The light is inoperative (examples at furnace room, garage entry hall, master bedroom and master bath). If the bulbs are not blown, the circuit should be repaired. **Repaired**

## **LIMITATIONS OF ELECTRICAL INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Lennox •Serial Number: 5896F 32234
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system is in generally good condition. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF HEATING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Lennox
	•Serial Number: 5895M14511
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 35.5 Amps Maximum Circuit Breaker Size 60 Amps •Breaker Size In Main Panel: 60

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

### General Comments

The system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Loose Fiberglass/Mineral Wool in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible
<b>Exterior Wall Insulation:</b>	•Fiberglass in Original Walls
<b>Basement Wall Insulation:</b>	•Fiberglass on Basement Wall Rim Joists
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Roof Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

This is a well insulated home.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper •Plastic
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 50 & 40 •Manufacturer: Bradford White (50 gal) •Serial Number: SM3844310 •Manufacturer: State (40 gal) •Serial Number: D98510551 (East unit)
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sump Pump •Backflow Preventers on Hose Bibs •Sprinkler System •Pressure Regulator on Main Line

## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained.

### General Comments

The plumbing system requires some typical minor improvements.

## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

### Plumbing Fixtures

- **Repair:** The sink drain plug is inoperative or missing and needs repair (examples at southwest bedroom bath left sink and northeast bedroom bath). **Repaired**
- **Repair:** The shower head at the basement bath is leaky. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk in the master shower should be replaced. **Repaired**

## LIMITATIONS OF PLUMBING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall •Wood
<b>Floor Surfaces:</b>	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Double/Single Hung •Fixed Pane •Thermal Pane
<b>Doors:</b>	•Plastic-Hollow Core •Metal •French Doors •Storm Door(s)

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average

### Floors

- **Monitor:** Surface wear at the vinyl flooring in the laundry room was noted.
- **Monitor:** The carpet is stained.
- **Monitor:** It may be desirable to stretch the carpet at the northeast bedroom.

### Windows

- **Monitor, Repair:** Surface wear to the paint was noted at some of the window frames/sills and at dining room front corner.
- **Repair:** Loose window weather strip at the master bathroom window bottom edge should be repaired. **Repaired**
- **Monitor:** It may be desirable to replace window screen(s) where missing (example at family room northwest window). The owner should be consulted regarding any screens that may be in storage.

### Doors

- **Repair:** Door(s) should be adjusted as necessary to latch properly (examples at upstairs hall closet, closet near garage entry to kitchen, southwest bedroom bath and upstairs northeast bedroom). **Repaired**

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

## LIMITATIONS OF INTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

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<b>Appliances Tested:</b>	•Built-in Electric Oven •Electric Cooktop •Microwave Oven •Dishwasher
<b>Laundry Facility:</b>	•Waste Disposer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer
<b>Other Components Tested:</b>	•Waste Standpipe for Washer •Door Bell

## APPLIANCES OBSERVATIONS

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### Positive Attributes

Some of the major appliances in the home are newer. The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The appliances that have been installed in the kitchen are good quality.

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF APPLIANCES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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**Fireplaces:**

•Gas

**Vents, Flues, Chimneys:**

•Metal Flue-Single Wall •Masonry Chimney-Lined

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### Positive Attributes

On the whole, the fireplace and it's components are in above average condition.

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

### Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.